

**CITY OF COUNTRY CLUB HILLS
REGULAR MEETING
OF THE CITY COUNCIL
Monday, March 9, 2009**

1. A regular meeting of the City Council, City of Country Club Hills, County of Cook, State of Illinois, was held in the City Hall, 4200 W. 183rd Street at 7:00 p.m. The meeting was called to order by the Honorable Dwight W. Welch, Mayor.

- a. The Pledge of Allegiance was given by all those in attendance.

2. **THOSE ON ROLL CALL ANSWERING PRESENT WERE:**

Aldermen Watts, Hutson, Battie, Singleton, Lockett, Martin, Williams, Ford and Mayor Welch constituting a quorum of the City Council.

Also present were: Deborah McIlvain, City Clerk; Michael Gleason, City Treasurer; and Henrietta Turner, City Manager.

Absent were: Aldermen Lee and Comein.

- 2a. Invocation - The invocation was given by the Pastor from United Christian Church. Mayor Welch thanked the Pastoral Commission for their efforts in organizing and conducting the community Prayer Service.

3. **Journal of Proceedings:**

- A. **Approval of Minutes - Regular City Council Meeting, February 23, 2009**
 - B. **Approval of Minutes - Administrative Meeting, March 2, 2009**

Alderman Watts moved for Council approval of the minutes of the Regular City Council meeting of February 23, 2009 and for approval of the minutes of the Administrative Meeting of March 2, 2009. Second - Alderman Battie. Discussion - none. Motion to approve the minutes of the Regular City Council Meeting of February 23, 2009 and the minutes of the Administrative Meeting of March 2, 2009 Carried Via Voice Vote.

4. **Communications and Reports By the Mayor:**

- A. **Presentation - Tim Shelton, Fish Commission - Photography Awards**

Dan Barr, staff Liaison to the Fish Commission, introduced Timothy Shelton. Mr. Barr

explained that Mr. Shelton had submitted two entries for the photography contest held by the Illinois Lake Management Association at their annual conference. Mr. Shelton won both first and second place. He thanked the Mayor and the City Council for the opportunity to serve on the Fish Commission and asked that the residents support the commission in its efforts in the coming year.

B. Approval of a Resolution Approving an Independent Contractor Agreement for Temporary Police Management Services

Alderman Watts moved for Council approval of Resolution No R-04-09, a Resolution Approving an Independent Contractor Agreement for Temporary Police Management Services. Second - Alderman Martin. Discussion - it was explained that this would provide for the incoming police chief, Regina Evans, to transition to the position of Police Chief upon the retirement of current Police Chief William Brown.

ROLL CALL VOTE 8 Ayes: Aldermen Watts, Hutson, Battie,
Singleton, Lockett, Martin, Williams and
Ford.

0 Nays

2 Absent Aldermen Lee and Comein.

Motion Declared Carried and Hereby Made a Part of the Original Journal of Proceedings this date.

Mayor Welch distributed copies of a newspaper article clarifying the previous article regarding foreclosure issues in various subdivisions.

Mayor Welch clarified erroneous information regarding the City's tax rate and explained that the property tax rebate of 23% of the City's portion effectively lowers the levy rate. He stated that a meeting was held today with Prime Group, Tucker Development, and the Gatlings regarding the quick take bill currently before the Illinois Senate.

Mayor Welch introduced Neil Stempel and Ed Gosslin of the Prime Group. They confirmed that approximately 100 letters of intent have been received from stores for occupation at the Outlet Mall. They concluded by stating that they are committed to working with Tucker Development and the Gatling family to ensure a smooth transition.

Mayor Welch explained the sales tax rate for the City of Country Club Hills is similar to approximately 12 other suburbs and the sales tax initiatives are necessary for economic and

business development. He stated that the Prime Outlet mall is scheduled for 2011 and that he and City staff are currently working with Kenny Lewis in anticipation of the possible development of an indoor water park.

Mayor Welch asked Mr. Shelton to provide copies of his award winning photos so that they may be displayed in City Hall.

5. City Clerk's Report

City Clerk, Deborah McIlvain reminded everyone that property tax rebate applications are due by March 31, 2009 and that residents may also apply on line at the City's website.

6. Committee Reports

I. Finance:

Alderman Watts, Chairman

A. Approval of an Ordinance Providing for the Issue of Not to Exceed \$10,000,000 General Obligation Bonds, Series 2009 of the City of Country Club Hills, Cook County, Illinois for the Purpose of Financing or Refinancing the Costs of Acquiring, Constructing and Improving Capital Assets for the City

Alderman Watts moved for Council approval of Ordinance No O-04-09, an Ordinance Providing for the Issue of Not to Exceed \$10,000,000 General Obligation Bonds, Series 2009 of the City of Country Club Hills, Cook County, Illinois for the Purpose of Financing or Refinancing the Costs of Acquiring, Constructing and Improving Capital Assets for the City. Second - Alderman Battie. Discussion - it was explained that this would provide for refinancing and an advantageous interest rate. Mayor Welch announced that the City had received an "A" rating, despite the current national economic situation.

ROLL CALL VOTE

8 Ayes: Aldermen Watts, Hutson, Battie, Singleton, Lockett, Martin, Williams and Ford.

0 Nays

2 Absent Aldermen Lee and Comein.

Motion Declared Carried and Hereby Made a Part of the Original Journal of Proceedings this date.

- B. Approval of an Ordinance Renewing and Amending the Ordinance Authorizing Northern Illinois Gas Company to Construct, Operate and Maintain a Gas Distributing System in and Through the City of Country Club Hills (Franchise Ordinance)**
- C. Approval of an Ordinance Amending Chapter 8 (Taxes) Article 12, “Municipal Gas Use Tax” of the Country Club Hills City Code in Its Entirety**
- D. Approval of a Resolution Authorizing the Municipal Tax Collection Agreement By and Between Northern Illinois Gas Company d/b/a Nicor Gas Company and the City of Country Club Hills**

Alderman Watts moved for Council approval of Ordinance Amendment No OA-01-09 (Item B), Ordinance Amendment No OA-02-09 (Item C) and Resolution No R-05-09 (Item C).
 Second - Alderman Battie. Discussion - it was explained that this renews the franchise agreement with Nicor for 50 years and allows for the collection of municipal gas taxes.

ROLL CALL VOTE 8 Ayes: Aldermen Watts, Hutson, Battie,
 Singleton, Lockett, Martin, Williams and
 Ford.

0 Nays

2 Absent Aldermen Lee and Comein.

Motion Declared Carried and Hereby Made a Part of the Original Journal of Proceedings this date.

- II. Law, Ordinance and Government: Alderman Ford, Chairman**
 No Report
- III. Public Works and Utilities Alderman Battie, Chairman**
 No Report

IV. Economic Development

Alderman Hutson, Chairman

A. Approval of a Supplemental Redevelopment Agreement Between the City of Country Club Hills, Cook County, Illinois and Prime/CCP Development Partners, LLC, a Delaware Limited Liability Company

Alderman Hutson moved for Council approval of a Supplemental Redevelopment Agreement Between the City of Country Club Hills, Cook County, Illinois and Prime/CCP Development Partners, LLC, a Delaware Limited Liability Company. Second - Alderman Watts. Discussion - it was explained that this was the next phase in the development process for the outlet mall.

ROLL CALL VOTE 8 Ayes: Aldermen Watts, Hutson, Battie,
Singleton, Lockett, Martin, Williams and
Ford.

0 Nays

2 Absent Aldermen Lee and Comein.

Motion Declared Carried and Hereby Made a Part of the Original Journal of Proceedings this date.

B. Approval of a Resolution Accepting Conveyance of the 17 Acre Public Use Site Within the I-80/I-57 Tax Increment Financing District and Setting Forth the City's Intent to Convey Three Acres of the Public Use Site to South Suburban PADS

Alderman Hutson moved for Council approval of Resolution No R-06-09, a Resolution Accepting Conveyance of the 17 acre Public Use Site Within the I-80/I-57 Tax Increment Financing District and Setting Forth the City's Intent to Convey Three Acres of the Public Use Site to South Suburban PADS. Second - Alderman Watts. Discussion - it was explained that this would allow for the development of a permanent homeless shelter and that SSMMA would be in charge of the construction and management of the facility.

ROLL CALL VOTE 8 Ayes: Aldermen Watts, Hutson, Battie,
Singleton, Lockett, Martin, Williams and
Ford.

0 Nays

2 Absent Aldermen Lee and Comein.

Motion Declared Carried and Hereby Made a Part of the Original Journal of Proceedings this date.

Mayor Welch introduced Mike Wassburg and Harry Roberts of South Suburban PADS. They thanked the Mayor and the City Council for this “historic opportunity” and stated that this would provide fantastic opportunities for the area’s men, women and children.

V. Planning, Zoning and Development Alderman Lockett Chairman

No Report

VI. Insurance and Risk Management Alderman Comein, Chairman

No Report

VII. Community and Park Activities Alderman Singleton, Chairman

Alderman Singleton announced that registration is currently being accepted for girls softball and baseball for boys ages 5-19. Alderman Hutson reminded everyone that practice for these programs will begin soon.

VIII. Contract Compliance Alderman Martin, Chairman

No Report

IX. Special Committee - Schools & Education Alderman Williams, Chairman

Alderman Williams stated that meetings have been held regarding a possible charter school in conjunction with South Suburban College. Alderman Hutson inquired as to whether the charter school would take some of the funding from the districts. Mayor Welch explained that there is a difference between a charter school and an alternative school and that the next set of discussions should take place with the school districts.

7. Aldermen's Reports

Alderman Lockett inquired as to the Economic Stimulus package. Mayor Welch explained that requests had been hand delivered to Al Riley and Maggie Crotty. Mayor Welch also stated that two separate businesses are interested in the Eagle property.

Alderman Hutson gave out his cell phone number and told residents that they may call him at any time with questions and concerns.

Mayor Welch introduced Regina Evans. He thanked Chief of Police Brown and Fire Chief Kasper for all of their efforts. Ms. Evans addressed the Council and said that she is looking forward to serving the community of Country Club Hills. She stated that she is excited about the challenge and confident in her outlook.

8. ADJOURNMENT:

A Motion to adjourn was made by Alderman Watts. Second - Alderman Hutson.

Motion Carried Via Voice Vote and hereby made a part of the original journal of proceedings this date.

Meeting adjourned at 7:42 pm.

Deborah M. McIlvain, City Clerk

Meeting taped by the Cable Commission